

# Sealed Bid Notes and Information

Conveyance of this property will be by Quitclaim Deed and will be subject to existing utility easements of record.

Also, the following full disclosure statement will be included in the deed:  
“By conveyance through this quitclaim deed, the Missouri Highways and Transportation Commission makes no claim to the resulting title of the above-described property and is merely releasing whatever interest it has to the Grantee. It is incumbent upon Grantee to seek its own professional opinion as to the resulting state of title.”

The sale of the property will not be final once the bid is awarded. The sale will have to be finally approved by the Missouri Highways and Transportation Commission.

A sales agreement is to be signed by the purchaser after the bid is awarded. The purchaser will be required to make a 10% deposit of the purchase price when the Sales Agreement is signed. This check or money order should be made out to “**Director of Revenue, Credit State Road Fund**”. Full payment is to be made upon final approval and receipt of the signed deed by the Missouri Highways and Transportation Commission. All of the recording fees will be the responsibility of the purchaser.

This property has not yet been surveyed, but contains approximately 4.7 acres, more or less. It will be the responsibility of the purchaser to have the property surveyed, with the survey being approved by The Missouri Department of Transportation prior to recording. It is the intention of the Missouri Highways and Transportation Commission to deed the property and property rights that are owned by the Missouri Highways and Transportation Commission.

It is not the intention of the Missouri Highways and Transportation Commission to convey any property or property rights legally belonging to other parties.

**It is the responsibility of the purchasing party to acquire title insurance, if so desired.**

MoDOT reserves the right to reject any and/or all bids. All bids must be received before 2:00 p.m., Thursday, July 18, 2013. The sealed bids will be opened at the Missouri Department of Transportation Northwest District Project Office located at: 3602 N. Belt Highway, St. Joseph, MO 64506